



Creating an Inventory of Not For Profit Real Property Assets in Australia

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Creating an Inventory of Not For Profit Real Property Assets in Australia



Research Background and Purpose

The cost of well-located land is a significant barrier to affordable housing production (Yates and Milligan 2007; Hulse et al. 2010; Rowley et al. 2014)

The National Affordable Housing Agreement (NAHA) requires signatories identify surplus government land
(Council of Australian Governments 2012)

RESEARCH GAP:
a) Data on NFP land inventory
b) The propensity of NFP's to repurpose land for affordable housing?

The ACT government's Affordable Housing Strategy offers incentives to NFPs to redevelop their sites to include affordable housing (ACT Government. 2012).

NFP sector spent over \$5 billion on property in FY13, and disposed of over \$1.8 billion (ABS).

Research Question: What data sources are available from which to prepare an inventory of NFP land assets?



Methodology

Identify secondary data sources for Brisbane City Council

Core Logic (RPData)

Council Records

State Government Records

State Cadastre



Findings

Core Logic – Commercial Database

CoreLogic
RP Data

Professional

Property Detail

9 Chapel Hill Road Chapel Hill, QLD, 4069

- - - 1.83Ha

Update Data

Map Reference: UBD QLD: BNE178, A3

Property Type: Other

Last Sale Details

Sale Price: \$0

Sale Date:

Settlement Date:

Sale Type:

Land Use 1: Religious

Land Use 2: None

Zoning: Residential A

Legal Description

RPD: L4 RP119347:PAR INDOOROPILLY

LA: Brisbane - Taringa

VG Number: 00015710000000

Fee Code: Freehold

Owner Code: Private Person

Print this page

Expand

Main Photo

Street View

BETA Map

Chapel Hill Rd

Moore Rd

50 m

RP Map Google Map MS Live Map

Property Tasks

Customise Task

CMA Report

Rental CMA Report

Add to My Listings

Add to My Sales

Add to My Rentals

Add to My Watch List

Radius Search

RP Map

Suburb Stats Report

Export ADL Form Data

3,819m²

[Update Data](#)

Map Reference: UBD QLD: BNE24, B17

Property Type: Other

Last Sale Details

Sale Price: \$0

Sale Date:

Settlement Date:

Sale Type:

Land Use 1: Religious

Land Use 2: None

Zoning: Residential B R4

Legal Description

RPD: L45-48,62-64 RP13033:PAR BULIMBA

LA: Brisbane - Coorparoo

VG Number: 00026500000000

Fee Code: Freehold

Owner Code: Private Person

Land Values

Valuation Date	Unimproved Capital Value
30 Jun 1999	\$765,000

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[Street View](#)

[Map](#)



[RP Map](#)

[Google Map](#)

[MS Live Map](#)

Property Tasks

[Customise Tasks](#)

[CMA Report](#)

[Rental CMA Report](#)

[Add to My Listings](#)

[Add to My Sales](#)

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[Depreciation Calculator](#)

[Valuation Report](#)

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Last Sale Details

Sale Price: \$0
Sale Date:
Settlement Date:
Sale Type:

Land Use 1: Educational - Including Kindergarten
Land Use 2: Religious
Zoning: Special Uses

Legal Description

RPD: L2-3 RP97641:PAR BULIMBA
LA: Brisbane - Coorparoo
VG Number: 00025190000000
Fee Code: Freehold
Owner Code: Private Person

Land Values

Valuation Date	Site Value
30 Jun 2015	\$3,000,000

Ownership

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TRUSTEES OF THE ROMAN
CATHOLIC ARCHDIOCESE OF
BRISBANE



[RP Map](#) [Google Map](#) [MS Live Map](#)

Property Tasks

[Customise Tasks](#)

CMA Report

Rental CMA Report

Add to My Listings

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Valuation Report

中文版 房地產報告



Findings

- Limited search codes





Findings

Council Records – Rates Exemption

- ✓ 1 - Vacant Urban Land
- ✓ 10 - Combined Multiple Dwelling
- ✓ 11 - Shop - Single
- ✓ 12 - Shops - Shopping Group
- ✓ 13 - Shopping Group (2 T)
- ✓ 18 - Special Tourist Attraction
- ✓ 21 - Residential Institution
- ✓ 25 - Office(s)
- ✓ 27 - Hospitals/Convalescent
- ✓ 28 - Warehouses/Bulk Storage
- ✓ 3 - Multiple Dwelling
- ✓ 36 - Light Industry
- ✓ 50 - Other Clubs (Non Business)
- ✓ 51 - Religious
- ✓ 58 - Educational
- ✓ 7 - Guest House/Private Hotel
- ✓ 70 - Non owner occupier
- ✓ 8 - Community Title Scheme - Valuation uses Interest Entitlements
- ✓ 97 - Welfare Home/Premises
- ✓ 99 - Community Protection Centre



ies in BCC meet

:

owned
(50% exemption)

on

1-12 only

IS

commercial use

92 scheme for Nursing

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- Database of 247 NFP received

Findings

State Records – Land Tax exemption

Office of State Revenue

-
-
-
-

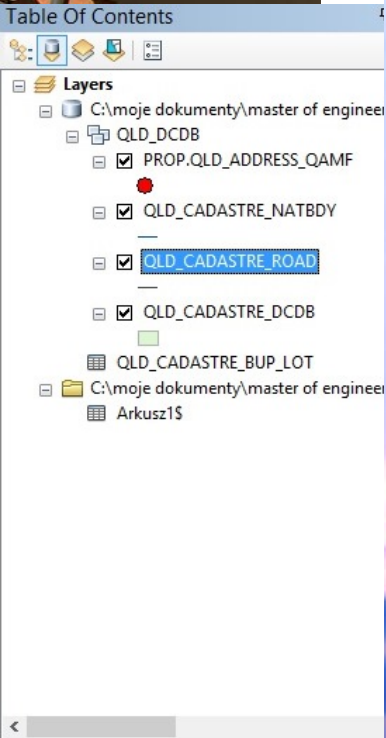


NO GO AREA!

purpose
nisations and
“Privacy”

Findings

State Cadastre





Conclusions

- Creation of an inventory of NFP land holdings is not a simple task
- Requires further research

FURTHER RESEARCH

- Download ownership details from PriceFinder and use combination of Owner Name and Land Use to manually create a sample
- Attempt in other jurisdictions
- Identify owner group/s to work with as case studies